



NSW DEPARTMENT OF PLANNING,
INDUSTRY AND ENVIRONMENT

Frenchs Forest Social Infrastructure Needs Study

19 November, 2020





Report Title: Frenchs Forest Social Infrastructure Needs Study

Client: NSW Department of Planning, Industry and Environment

Version: Final

This material is made available by Cred Consulting on the understanding that users exercise their own skill and care with respect to its use. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith. Cred Consulting is not liable to any person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to in this document.

Contents

EXECUTIVE SUMMARY	4
Background	4
Proposal and forecasts	4
Recommendations	4
1. INTRODUCTION	6
1.1. Background	6
1.2. Study purpose	6
1.3. Site context	6
1.4. Community priorities	6
1.5. Scope of works	6
2. STRATEGIC CONTEXT	8
3. FORECAST POPULATION AND DEVELOPMENT SCENARIO	10
3.1 Forecast resident population	10
3.2 Worker forecast population	12
3.3 Key findings and implications	12
4. SOCIAL INFRASTRUCTURE NEEDS ANALYSIS	14
4.1 Existing social infrastructure audit	14
4.2 Resident population benchmarking	18
4.3 Best practice and precedents	19
4.4 Key findings and implications	21
4.5 Delivery of social infrastructure	22
5. RECOMMENDATIONS	25
5.1 Introduction	25
5.2 Achieving sustainability	25
5.3 Social infrastructure recommendations	26

EXECUTIVE SUMMARY

BACKGROUND

The report is a social infrastructure needs study that has been prepared by Cred Consulting for the NSW Department of Planning, Industry & Environment (DPIE) as one of a number of technical studies to inform future planning for the Frenchs Forest Planned Precinct (FFPP). The FFPP is Phase 1 of delivery of the Northern Beaches Hospital Structure Plan (the Structure Plan) endorsed by the Northern Beaches Council in August 2017. This report:

- Assesses the current social infrastructure supply and gaps within the Structure Plan area and Frenchs Forest suburb more broadly
- Recommends the social infrastructure needed to support the future Structure Plan resident, worker and visitor population, and
- Recommends the social infrastructure that could be delivered within the FFPP to support the future population of the FFPP, the broader Structure Plan area, and where feasible, existing district level gaps in the Frenchs Forest suburb. The FFPP is Phase 1 of the delivery of the Structure Plan, is the location of the future Town Centre and considered a best practice location for delivery of social infrastructure to service the broader Structure Plan area including district level facilities.

PROPOSAL AND FORECASTS

The Structure Plan will be delivered across three Phases resulting in around 10,030 residents (based on a household size of 2.2 persons per household) which will increase the total Frenchs Forest suburb population, post development, to 24,075 people. The FFPP (Phase 1) proposes the following:

- 2,129 dwellings (or 4,684 residents), and
- 1,300 to 2,000 jobs over time at Northern Beaches Hospital (NBH); and 810 to 2,110 other workers onsite over time (NBH complex, retail, commercial, community).

Unlike the existing resident population of Frenchs Forest, the forecast population of the Structure Plan area and the FFPP will be living in apartments in an urban environment, will be more culturally diverse (most likely from China, India and the Philippines – as is the trend in Dee Why Town Centre), have more couple and young family households, and house key workers living within affordable housing onsite (eg. nurses and ancillary staff working at the hospital).

METHODOLOGY

The methodology for this Social Infrastructure Needs Study includes:

- Strategic planning context and implications for social infrastructure demand and opportunities
- People and place context including an overview of Frenchs Forest suburb demographics and forecast population characteristics of the FFPP and Structure Plan area
- Audit and mapping of existing social infrastructure located within the Structure Plan area and servicing the area (within 2km). This includes a range of services and facilities including schools, child care, community centres, libraries, creative/performing arts, aged care and indoor recreation facilities
- Social infrastructure needs analysis based on the forecast population of the FFPP and Structure Plan area; benchmark demand for social infrastructure based on contemporary planning approaches; and best practice trends, and
- An assessment and recommendations for new social infrastructure (regional, district and local) required to support the needs of the future resident and worker populations of the Structure Plan area, and what could be delivered as part of Phase 1 (FFPP), and Phases 2 and 3.

Proclaimer: This study was completed at a point in time using forecast growth assumptions as provided by Department of Planning and Environment (DPE), and prior to a final built form outcome.

RECOMMENDATIONS

Social infrastructure needs have been assessed against a range of indicators including current supply and gap analysis, forecast population benchmarking (based on yield and job forecasts available at the time of writing this report), expressed demand (through existing consultation), and best practice trends. The social infrastructure needs are identified below, and recommendations made for what could be delivered as part of the Phase 1, the FFPP (including addressing local and district opportunities).

The FFPP provides an opportunity to deliver the following social infrastructure:

- 3,053m² of co-located district library and multi-purpose community centre space (based on benchmark demand of the forecast Frenchs Forest suburb resident population) - there is currently no library or multi-purpose community centre servicing the Structure Plan area or Frenchs Forest suburb. 216m² additional floor space may be required to replace this floor space if lost through any future redevelopment.

- 2,300m² indoor recreation centre including 2 indoor courts – there are no indoor recreation facilities within the Structure Plan area or Frenchs Forest and there is an identified existing undersupply across the Northern Beaches LGA. There are also opportunities to deliver increased recreational outcomes on the building rooftop (eg. play, fitness, multipurpose courts)
- 270 Out of school hours care places– there is an existing undersupply within the Structure Plan area and Frenchs Forest suburb. A 1,000 student school would require around 270 places onsite (based on 0.27 places per child)
- Residential aged care – there are no residential aged care beds within the Structure Plan area or Frenchs Forest suburb. The forecast population of the Frenchs Forest suburb could require around 246 beds that could be accommodated within the FFPP, and
- 149 centre-based day care places to support resident and worker demand within the FFPP (66 places to support future FFPP residents, 83 to support workers). 224 places would be required for the Structure Plan. A 90 place centre-based day care centre (long day care) would require around 1,082m² to meet NSW Guidelines (3.25m² per child indoor, 7m² per child outdoor & 160m² indoor for office/kitchen/circulation).

The following is recommended to be delivered as part of Phase 1 through a range of developer contributions, government and private delivery models. This table identifies the quantum apportioned to the FFPP, the Structure Plan and the broader Frenchs Forest suburb. It is noted that that only the cost of land for community centres can be levied by developer contributions.

Type	Level	Total Floor space/ places	Apportionment		Delivery model
			Structure Plan	FFPP	
Co-located library and multipurpose community centre (located within commercial floor space)	District (catchment 24,075 residents)	3,053m ²	1,609m ²	644m ²	Developer contribution, VPA, Council
• <i>Library (as per People Places Guidelines)</i>	District	1,127m ²	692m ²	323m ²	
• <i>Multi-purpose community centre (80m² per 1,000 people). 216m² additional may be required if Yo Yos floor space is lost through future development.</i>	District	1,926m ²	802m ²	374m ²	
Indoor recreation centre (standalone with 2 indoor courts). Floor space is based on what is feasible to deliver within the FFPP's site as advised by Urban Design team (CHROFI).	District (catchment 24,075 residents and between 2,110 and 4,110 workers overtime)	2,300 m ² (Based on site feasibility)	957m ²	447m ²	Developer contribution, VPA, Council
Centre-based day care places	Local	2 x 90 place long day care centres. Floor space based on NSW Guidelines for childcare 1,082m ² per 90 place centre)	NA	NA	Developer (privately delivered)
Residential aged care	Regional	246	NA	NA	Developer (privately delivered)
Primary school	Local	1,000 places	-	-	Department of Education
Out of School Hours Care	Local	270 places within new school			Department of Education

1. INTRODUCTION

1.1. BACKGROUND

This report has been prepared by Cred Consulting for the NSW Department of Planning, Industry & Environment (DPIE) as one of a number of technical studies to support investigations into the future planning for the Frenchs Forest Planned Precinct (FFPP).

The FFPP is Phase 1 of delivery of the Northern Beaches Hospital Structure Plan (the Structure Plan) endorsed by the Northern Beaches Council in August 2017. The Structure Plan proposes the delivery, over three Phases, of around 5,360 new dwellings and 2,300 new jobs over the next 20 years. The Structure Plan includes the establishment of a new town centre on the Forest High School site adjacent to the new hospital, with the high school to be relocated to Aquatic Reserve.

1.2. STUDY PURPOSE

This study was prepared to:

- Assess the current social infrastructure supply and gaps within the Structure Plan and Frenchs Forest suburb needs more broadly
- Recommend the social infrastructure needed to support the future Structure Plan resident, worker and visitor population
- Recommend the social infrastructure that could be delivered within the FFPP to support the future population of the FFPP, the broader Structure Plan, and where feasible, existing gaps in the Frenchs Forest suburb. The FFPP is the location of the town centre and considered a best practice location for delivery of social infrastructure to service the broader structure plan area.
- Provide input to the rezoning process to be undertaken by DP&E to implement the FFPP and the broader Structure Plan objectives
- Inform a Section 7.11 Development Contributions Plan to be prepared by Northern Beaches Council, to assist the funding of local infrastructure within the FFPP. The Department will investigate a Special Infrastructure Contribution (SIC) to fund any necessary regional infrastructure such as regional cycleways, and
- Consider initiatives to achieve more sustainable social infrastructure, health and wellbeing outcomes, and place cooling.

1.3. SITE CONTEXT

The FFPP is located in the suburb of Frenchs Forest at the junction of Frenchs Forest West Road, Wakehurst Parkway and Warringah Road. It is located approximately 18km north of the Sydney CBD, 9.7km from Chatswood and within 4km of Warringah Mall (Brookvale). The FFPP and Structure Plan boundary is shown in Figure 1 (overpage)

1.4. COMMUNITY PRIORITIES

Community engagement undertaken for the Structure Plan in 2016-17 indicated that the community is concerned about open space and recreation opportunities and creating an active place for the community to enjoy. Significant concern was expressed about the proposed relocation of Warringah Aquatic Centre to the town centre, the future of the baseball fields at Aquatic Reserve, and the potential loss of open space in the general vicinity of Frenchs Forest due to intensification of the Hospital Precinct. Residents were concerned with the low level of public transport provision in the area and would like to see this improved.

Priorities for future planning for the FFPP, resulting from community engagement, included:

- Improved public and active transport options and improved pedestrian and cycle connections
- Planning for high quality, sufficient and diverse green spaces and parks for a range of age groups including children's play
- Ensuring sufficient supply of sportsfields
- Retention of bushland
- Creating a new Town Centre with a sense of place and community connection, and
- Increasing restaurant and retail activity in the area (type, quality and hours of trade).

1.5. SCOPE OF WORKS

The scope of works in this Social Infrastructure Needs Study includes:

- Strategic planning context and implications for social infrastructure demand and opportunities
- People and place context including an overview of Frenchs Forest suburb and demographics and forecast population characteristics of the FFPP and Structure Plan area
- Audit and mapping of existing social infrastructure located within the Structure Plan area and servicing

the area (within 2km). This includes a range of services and facilities including schools, child care, community centres, libraries, creative/performing arts, aged care and indoor recreation facilities.

- Social infrastructure needs analysis based on the forecast population of the FFPP and Structure Plan area; benchmark demand for social infrastructure based on contemporary planning approaches; and best practice trends, and
- An assessment and recommendations for new social infrastructure (regional, district and local) required to support the needs of the future resident and worker populations of the Structure Plan area, and what could be delivered as part of Phase 1 (FFPP), and Phases 2 and 3.

Proclaimer: This study was completed at a point in time using forecast growth assumptions as provided by DPIE, and prior to a final built form outcome.



Figure 1: FFPP and Structure Plan boundary

2. STRATEGIC CONTEXT

This section considers the strategic planning and policy context that will influence the social infrastructure needs of the FFPP.

KEY FINDINGS

- Frenchs Forest is identified by the Greater Sydney Commission's North District Plan as a Strategic Centre and health and education precinct indicating a need for social infrastructure to support health and education workers, visitors to these services, and local residents.
- Northern Beaches Council has a vision for its area as "safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment" indicating a need for social infrastructure that will connect residents and build social capital and health and wellbeing outcomes. Social infrastructure should be co-located with daily needs (such as retail) and other services to help build connections.
- The GSC promotes place-based planning and delivery of social infrastructure to enhance social connections within and across communities and a focus on these activities at the heart of neighbourhoods and in local centres to enhance social and economic participation.
- In line with GSC place-based planning, the Structure Plan identifies the town centre as the location for social infrastructure to support the Structure Plan area.

North District Plan, Greater Sydney Commission, March 2018

The North District covers Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Northern Beaches, Ryde and Willoughby local government areas. The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies. Under the District Plan, Frenchs Forest is specifically designated as a Strategic Centre (health and education precinct). It forms part of a network of health and educational infrastructure that services the broader district population.

The key objective of the North District Plan is Connecting Communities. Key directions and priorities for the Northern District include:

- **A City supported by infrastructure.** Infrastructure supporting new developments including through: increased 30-minute access to a metropolitan centre/cluster, and planning for a city supported by infrastructure
- **A collaborative City.** Working together to grow a Greater Sydney including through increased use of public resources such as community facilities, and
- **A City for people.** Celebrating diversity and putting people at the heart of planning including through: increased walkable access to local centres; providing services and social infrastructure to meet people's changing needs; and fostering health, creative, culturally rich and socially connected communities.

Northern Beaches Council

Northern Beaches Hospital Structure Plan, 2017

In August 2017, Northern Beaches Council endorsed the Northern Beaches Hospital Precinct Structure Plan (the Structure Plan). The Structure Plan proposes the Phased delivery of around 5,360 new dwellings and 2,300 new jobs over the next 20 years. The Structure Plan shows the establishment of a new town centre on the Forest High School site adjacent to the new Hospital, with the high school to be relocated to the aquatic centre site in Aquatic Drive. Section 3.0 of the Structure Plan provides the following aspirations for the area, relevant to social infrastructure:

- Transition Frenchs Forest into a Strategic Centre
- Create a health and wellness precinct
- Inclusion of affordable housing
- Reinforce the precinct as an economic hub
- Clarify the street network

- Integrate public transport commensurate with a strategic centre
- Enhance the identity of the precinct
- Enhance the natural environment
- Create an active and healthy precinct
- Make the precinct active and healthy, and
- Create a legacy.

Section 4.0 of the Plan identifies the following outcomes to be achieved across the Structure Plan area that relate to this study:

- A new centrally located town centre that is connected to Northern Beaches Hospital with uses including retail, commercial, residential, open space and recreation
- Retention of the Warringah Aquatic Centre and playing fields in Aquatic Reserve. In collaboration with NSW Department of Education, Council will develop a separate masterplan for Aquatic Reserve to deliver a state of the art education and recreation precinct, and
- Shared and multi-use indoor and outdoor recreation facilities.

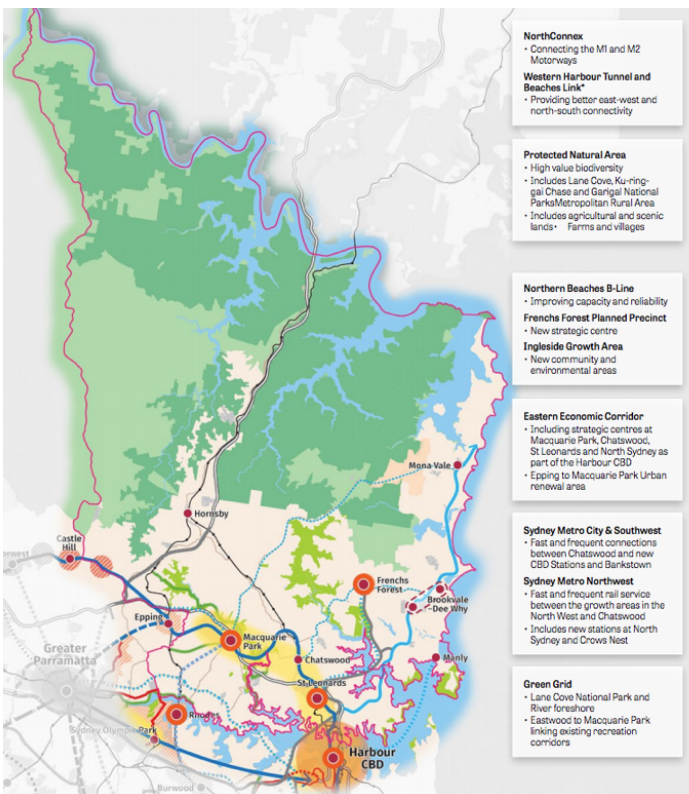


Figure 2 - North District showing Frenchs Forest as a Strategic Centre. Source: Greater Sydney Commission, North District Plan, 2018

Community Strategic Plan 2017 - 2028

The Northern Beaches Community Strategic Plan (CSP) sets a vision for its community of:

Northern Beaches – A safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.

The CSP's eight priority areas are:

1. Protection of the environment
2. Places for People
3. Vibrant local economy
4. Good governance
5. Environmental sustainability
6. Community and belonging
7. Transport, infrastructure and connectivity, and
8. Participation and partnerships.

Relevant strategies from the CSP, that could be responded to through potential social infrastructure in Frenchs Forest include:

- Create welcoming villages and neighbourhood centres that are vibrant, accessible and support our quality of life
- Develop urban design controls that support the health and wellbeing of our community, particularly seniors and people with disability
- Collaborate with the community in the design of vibrant neighbourhoods
- Provide well maintained and safe spaces that equitably support active and passive recreation
- Encourage a broad range of activities that enable social interaction, stimulate wellbeing, and support people at each phase of their lives
- Support the arts and creative communities
- Provide more events and opportunities for young people to socialise
- Promote social inclusion through neighbourhood programs and quality services
- Promote health and wellbeing through fair access to information, health, and support services, and
- Build an inclusive community.

3. FORECAST POPULATION AND DEVELOPMENT SCENARIO

This section provides forecasts for the potential population and density of the FFPP, the Structure Plan area, and Frenchs Forest suburb to be used for social infrastructure benchmarking, planning and funding. Understanding population growth and change are important indicators for social infrastructure demand analysis.

3.1. FORECAST RESIDENT POPULATION

3.1.1. Current population

In 2016, the population of Frenchs Forest suburb was 14,045 people with an average household size of 3.14 people per dwelling (this is higher than the Northern Beaches LGA at 2.6 and Greater Sydney at 2.7 persons per household). In 2016, the suburb was a low-density suburban area.

In 2016, compared to the Northern Beaches LGA, Frenchs Forest had a:

- Higher proportion of primary school children aged 5 to 11 years (12.1% vs 9.8%)
- Higher proportion of secondary school aged residents 12 to 17 years (9.3% vs 7.4%)
- Much lower proportion of young workforce aged 25 to 34 years (7.2% vs 11.7%)
- Slightly higher proportion of parents and homebuilders aged 35 to 49 years (23.8% vs 22.8%)
- Lower proportion of empty nesters and retirees aged 60 to 69 (9% vs 10%)
- Slightly lower proportion of elderly aged 85 years + (1.5% vs 2.7%).

3.1.2. Forecast population

To forecast the resident population of the Structure Plan area and the FFPP, a benchmark population of 2.2 persons per dwelling has been used based on the average household size in comparable Northern Beaches areas, with high proportions of apartments:

- Dee Why (2.28 persons per dwelling) and
- Manly (2.2 person per dwelling).

As shown in Table 1, the proposed yield for Phase 1 is 2,129 dwellings. The yield proposed for Phases 2 and 3 is based on those proposed in the Structure Plan. Based on potential household size of 2.2 persons per household, the forecast resident population of the Structure Plan is 10,030 and the FFPP around 4,684 people.

Table 1 - Proposed yield, population and density forecasts for Structure Plan area

	Site Area (m2)	Proposed Dwellings	Forecast population	Population Density
Phase 1 (FFPP)	144,378 (including 66,003m2 within the Town Centre)	2,129	4,684	325 persons per hectare
Phases 2 & 3	149,549	2,430	5,346	358 persons per hectare
Total Structure Plan Area	293,927	4,559	10,030	341 persons per hectare

Changes to Frenchs Forest suburb population

Social infrastructure is needed to service local, district and regional catchments, and benchmarked against population growth, and therefore we need to understand growth at these levels. The changes to the Frenchs Forest suburb post development is shown in Table 2 to support planning for district level facilities.

Table 2 - Change to Frenchs Forest Suburb Population

Forecast population	Existing Frenchs Forest population (2016)	Forecast population of proposed development	Frenchs Forest suburb population post development
Frenchs Forest	14,045		
Phase 1 FFPP		4,684	18,729
Phase 2 & 3		5,346	24,075

3.1.3. Forecasting population characteristics

The characteristics of the future population of the Structure Plan area and the FFPP will be influenced most heavily by the type and size of the dwellings constructed which will be 1, 2, and 3 bedroom apartments within a high density environment. In this way, the dwelling type will be similar to new higher density areas in and around the Dee Why Town Centre.

The forecast resident population will most likely be smaller households living in higher density than the existing Frenchs Forest population. Given the post occupancy data of other new higher density apartment suburbs in Sydney, the

population is also likely to be more culturally diverse (around 75% of Sydney's growth is from migration from people from non-English speaking countries in particular China and India).

Table 3 shows the likely age breakdown of the forecast population of the FFPP and Structure Plan area as compared to Frenchs Forest suburb. This is important for planning for social infrastructure and services for target groups. Using the population characteristics and age profile of the Dee Why Town Centre as a precedent, and the likely employment and other uses of the FFPP (eg NBH, possible TAFE, primary school) as precedents, we can assume that the potential population characteristics of the Structure Plan area and the FFPP may be different to the current Frenchs Forest suburb population. Compared to the Frenchs Forest suburb, the age profile of the FFPP and Structure Plan area is likely to be characterised by:

- A lower proportion of children and young people aged 0 to 17 years (8.5% compared to 29.1%)
- A higher proportion of tertiary aged students (including international student) (21.8% compared to 7.9%)
- A higher proportion of working aged residents aged 25 to 34 (39% compared to 7.2%), and
- A significantly lower proportion of residents aged 70

years and over (1.6% compared to 11.1%)

- Having consideration to the population characteristics for Dee Why, residents of the FFPP will likely be more culturally diverse than in Frenchs Forest and Northern Beaches LGA currently. Between 38% and 46% of residents in and around the Dee Why Town Centre speak a language other than English at home. Around 6% to 7% residents of small areas within Dee Why Town Centre were born in China (including Hong Kong, Taiwan, Macau), between 7% and 10% were born in the Philippines, 6% to 9% were born in India, and between 3% and 7% were born in Nepal
- Given the location of the Northern Beaches Hospital and the affordable housing target, key workers including nurses and other hospital staff will live in the area. These workers may have a lower average income than in Frenchs Forest suburb currently, and
- Given the potential location of a TAFE or University Campus within the FFPP there could be a higher proportion of students living in the area. The age profile for Dee Why Town Centre indicates a much higher proportion of 18 to 24 year olds (21.8%) than the average for the Northern Beaches LGA.

Table 3 - Indicative age breakdown forecast population FFPP

Age Group	Benchmark population for FFPP and Structure Plan area ¹	Frenchs Forest suburb comparison	Total forecast population FFPP (2.2 persons per dwelling, 4,684 people)	Total forecast population Structure Plan area (2.2 persons per dwelling, 10,030 people)
Age group	%	%	#	#
0 to 4	4.7	6.7%	220	471
5 to 11	2.4	12.1%	113	240
12 to 17	1.4	9.3%	66	140
18 to 24	21.8	7.9%	1,021	2,186
25 to 34	39.4	7.2%	1,846	3,951
35 to 49	19.8	23.8%	927	1,986
50 to 59	5.7	12.9%	267	572
60 to 69	3.2	9%	150	321
70+	1.6	11.1%	75	160

3.2. WORKER FORECAST POPULATION

The Northern Beaches Hospital Planned Precinct– Part 3 Report, Planned Precinct Employment Strategy, prepared by MacroPlan Dimasi (August, 2018) estimated the following new jobs within the FFPP (subject to change) (pages 42 and 43):

- 1,300 to 2,000 jobs over time at Northern Beaches Hospital
- 260 additional jobs through additional services incorporated within the Northern Beaches Hospital complex
- 200 to 450 retail and associated development jobs, and
- 350 to 1,400 jobs through non-retail uses (accommodation, tertiary, community).

This is a total of between 2,110 to 4,110 jobs in the FFPP over time.

3.3 KEY FINDINGS AND IMPLICATIONS

There will be an increased and diverse resident, worker and visitor population living within the Structure Plan area and the FFPP, within a high-density environment. This means that social infrastructure will need to accommodate a wide diversity of needs within flexible and multi-use facilities capable of responding to changing needs, rather than focusing on the particular requirements of specific age or life cycle cohorts.

More residents

There will be an additional 4,684 people living in the FFPP and 10,030 across the Structure Plan area, increasing the Frenchs Forest suburb to 24,075. This will require the provision of social infrastructure onsite to support the incoming community and take pressure off existing social infrastructure nearby. The FFPP also provides opportunities to address district facility needs within the Town Centre. The population is likely to be more tertiary education students and working aged residents and single and couple households, requiring access to places for unstructured and informal social and recreational opportunities day and night.

Increased cultural diversity

The resident population of the FFPP is likely to be more culturally diverse than Frenchs Forest suburb, most likely from China, India and the Philippines. Recent research completed by Cred Consulting for the Office of Sport (August 2018) indicates a demand for indoor sports/recreation facilities that cater to a range of interests including table tennis, badminton and futsal. Places to learn to swim, access learning and educational materials, and places to connect will also be very important to build social cohesion in a new community.

More workers

There will be an additional 1,300 to 2,000 NBH workers on site and 810 to 2,110 other workers onsite over time. Workers generally need:

- A safe and connected public domain and services that are accessible at night will be important
- Childcare, including longer opening hours for shift workers, and
- Recreation and social spaces and facilities (such as indoor courts, gyms, libraries) for organised or informal active recreation pursuits before, during or after work.

School children

The Frenchs Forest Public School will be located onsite. Students and their families will connect before and after school and will need access to play spaces, recreational spaces for parkour, climbing, library and learning, tutoring, access to nature, and playing fields.

Additionally, there is an undersupply across Sydney of Out of School Hours Care places that are needed to support working families.

Social cohesion

As a new community, quite different from the traditional Frenchs Forest community, social infrastructure and attractors that can help to enhance social cohesion will be important. Social infrastructure and community building programs can play an important role in encouraging links and connections between new residents and health and wellbeing outcomes.

4. SOCIAL INFRASTRUCTURE NEEDS ANALYSIS

This chapter provides an assessment of the indoor social and recreational infrastructure needs to service the future resident and worker population of the Structure Plan, which could potentially service existing gaps in the broader Frenchs Forest suburb, and which could be delivered as part of Phase 1 within the FFPP. This social infrastructure needs analysis is based on a range of indicators:

- Forecast population and population characteristics (Section 3)
- Current social infrastructure audit, supply and capacity
- Best practice trends, and
- Population benchmarking against industry standards.

4.1. EXISTING SOCIAL INFRASTRUCTURE AUDIT

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and providing places for the delivery of social, cultural and recreation programs and activities. There is a need for social infrastructure that provides space to build community connections.

Existing social infrastructure has been considered in terms of its place within a hierarchy which includes regional infrastructure (major facilities and services serving an LGA or broader metropolitan region), district facilities (servicing a number of suburbs) and local facilities (servicing their immediate surrounding local community). Facilities within the FFPP, Structure Plan area, and suburb of Frenchs Forest have been audited based on the following hierarchy:

- Local neighbourhood level services and facilities - generally provided for a population of about 5,000–15,000 people to meet everyday needs, and including community centres, childcare centres, primary schools, local parks and doctor's surgeries.
- District level services and facilities - more specialised services which operate on a broader district catchment of around 20,000 – 30,000 people, and up to 50,000 people, depending on the needs of the population. These include libraries, sporting facilities, high schools, community health centres, family support services, emergency services. They are most often located in activity centres, ideally linked to public transport and in locations where people have reasons to gather and visit.
- Sub-regional and regional level services - major facilities for a population of over about 100,000 people, and

including hospitals, tertiary education, major cultural facilities.

Within the suburb of Frenchs Forest and the FFPP there is the following regional, district, and local social infrastructure. All social infrastructure located within 2km of the FFPP is shown in the map in Figure 8 (p. 17).

Regional facilities

- The Northern Beaches Hospital is located on the site of the FFPP. Northern Beaches Hospital is due to be completed in late 2018 and will anchor the FFPP. It will accommodate 488 beds (with a capability to expand); an emergency department; a medical centre; a range of general medical and allied health services; some small scale retail (i.e. café, small shops); and around 1,400 car parks, supporting a staff in the order of 1,300 to 2,000 workers.
- There are no regional performing or creative arts or regional indoor recreational facilities within the FFPP, Structure Plan area or Frenchs Forest suburb.
- There is no aged care housing within the FFPP, Structure Plan area or Frenchs Forest suburb. The nearest residential aged care is located in Forestville around 2km from the Structure Plan area.
- There is no TAFE or University campus within the FFPP, Structure Plan area or Frenchs Forest suburb, the nearest tertiary facility is TAFE NSW Northern Beaches located in Brookvale which is around 5.5km from the Structure Plan area.
- The Warringah Aquatic Centre is located in Frenchs Forest about 1km from the Structure Plan area, but disconnected by a major road. The Aquatic Centre currently provides an Olympic size indoor pool, 25 metre outdoor pool, and a diving pool.
- There is no regional indoor recreation facility (dry) within the FFPP, Structure Plan area or suburb of Frenchs Forest.

District facilities

- There is one district public high school, The Forest High School, located within the FFPP. The school has enrolments of 854 students (as at 2017, My School website).
- There is no district library within the FFPP, Structure Plan area or suburb of Frenchs Forest. The nearest library is Glen Street which is around 2km from the FFPP.
- There is no district level multipurpose community centre within the FFPP, Structure Plan area or suburb of Frenchs Forest or within 2km.
- There is no district indoor recreation facility or indoor courts in the FFPP, Structure Plan area or suburb of Frenchs Forest. According to Northern Beaches Council

there has always been a high demand for an indoor recreation facility in Frenchs Forest.

Local facilities

- There is one public primary school (Frenchs Forest Public School) located within the Structure Plan area, near the FFPP. The school currently has enrolments of 294 students (as at 2017, My School website).
- Arranounbi School is located within the Structure Plan area and provides special education services for children in years K to 12. There are no other primary or high schools in the Frenchs Forest suburb.
- There are seven child care centres located within the suburb of Frenchs Forest providing 778 long day care places. Making a Difference is located within the Structure Plan and currently provides 88 places across two co-located centres for children aged 0 to 5 years.
- There is no Out of School Hours Care (OSHC) for children aged 5 to 11 years provided within the FFPP or Structure Plan area. There is one OSHC service located in the suburb of Frenchs Forest at Mimosa Out of School Hours Care providing 150 places.
- There are seven privately owned and operated clubs/ community centres located in Frenchs Forest – the Ararat Reserve Community Centres which include Sydney Danish Club, Des Neerlandia, Ararat Cultural Centre, Austrian Club, Sokol Sydney, Scout Club, and Gaulston function centre.
- There is no local library within the suburb of Frenchs Forest. As shown in Figure 10 (p. 22), the nearest libraries are Forestville Library and Glen Street Libraries, around 2km from the Structure Plan area. Glen Street Library is a new library co-located with other community/cultural uses, but Forestville Library is small and ageing.
- There is no local level multipurpose community centre within the suburb of Frenchs Forest or within 2km of the FFPP.

Neighbourhood facilities

- There is one neighbourhood level Council owned local community hall/small meeting room located in the Structure Plan area - the former YOYOs youth centre. This facility is located within the Forestway Shopping Centre and is currently operating as a community space for hire. It provides 216m² of community floor space.



Figure 3: Yo Yos Youth Centre



Figure 4: NBH site

4.1.1. Map of social infrastructure within 2km of the site

An audit of all social infrastructure located within 400 metres, 800 metres and 2km of the FFPP has also been mapped at Figure 8. The map shows that social infrastructure is clustered in hubs within local centres at Belrose, Forestville, and Allambie Heights. Residents of Frenchs Forest have to drive to access existing infrastructure and services within these clusters.

The current road network is a barrier to accessing social infrastructure in hubs in neighbouring suburbs indicating an opportunity to provide a range of neighbourhood, local and district level social infrastructure buildings on site to support the future population of the FFPP but also the broader suburb of Frenchs Forest.



Figure 5: Forestville Senior Citizens Centre

4.1.2. Council social infrastructure capacity and utilisation

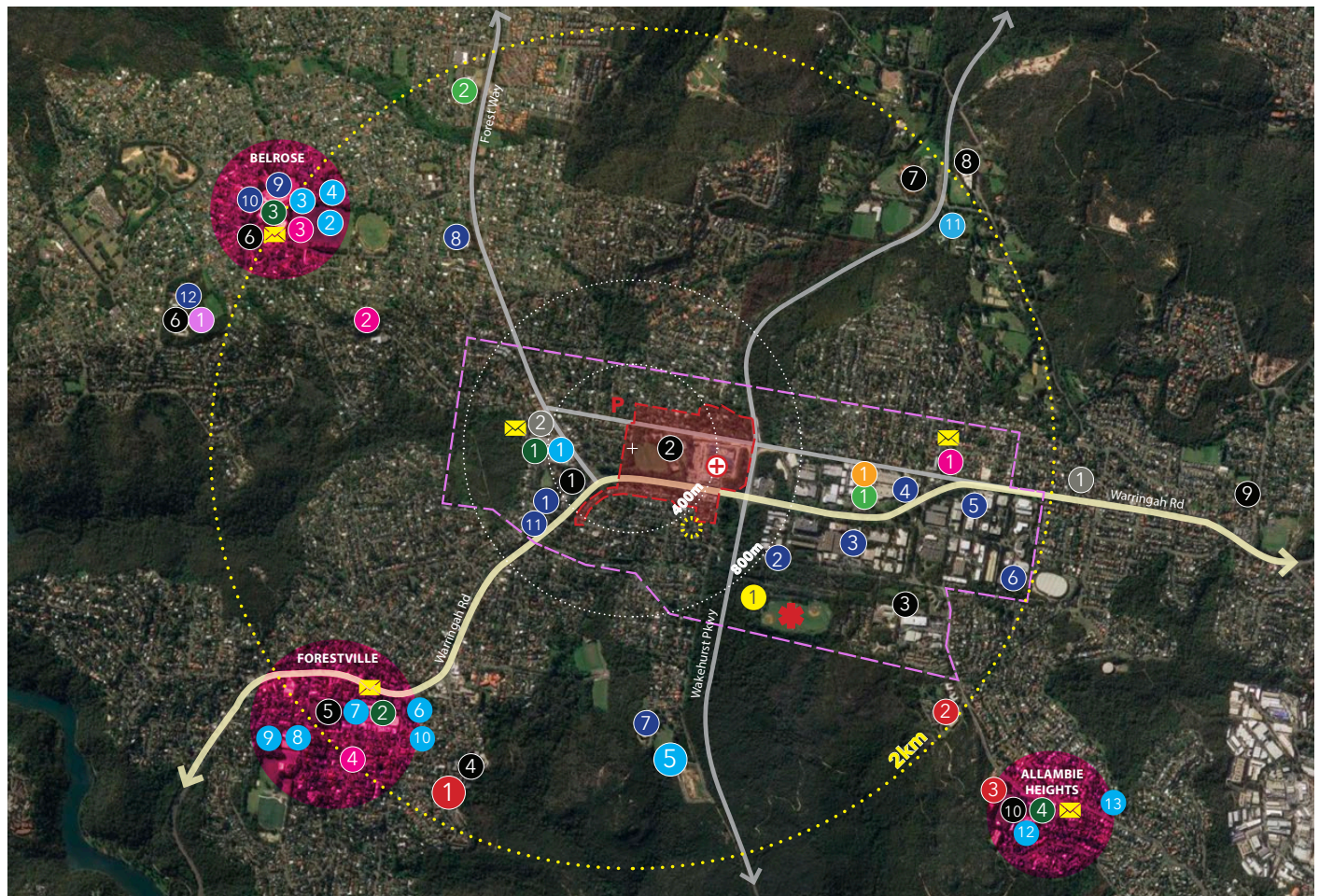
The capacity and utilisation of Council's existing community centres was completed based on data from Council staff, review of existing plans and strategies, and site visits. Based on feedback from Council, the majority of the centres have no availability for new groups to use the facilities, or are not purpose built / lack facilities / require upgrades to increase utilisation. However, Yo Yos currently has lower utilisation than other facilities with around 18,258 yearly attendance for the period January to December 2017. By comparison, Forestville Memorial Hall and Senior Citizens had around 91,839 annual visitation between January to December 2017.



Figure 6: The Forest High School



Figure 7: Forestville Memorial Hall



- Frenchs Forest Planned Precinct
- Northern Beaches Hospital Structure Plan Precinct

Proposed social infrastructure

- + Health
- ★ Education and Recreation Precinct
- ⊙ Neighbourhood centre
- Neighbouring village centre

Existing social infrastructure

- P Police Station
- ✉ Post Office

Indoor recreation

- 1 Warringah Aquatic Centre

Community centres / halls / libraries

- 1 YOYOs Forest Youth Centre
- 2 Lionel Watts Sports and Community Centre
- 3 Glen Street Library
- 4 Glen Street Theatre
- 5 Ararat Reserve community centres (x7)
(Das Neerlandia, Ararat Cultural Centre, Austrian Club, Sokol Sydney, Danish Club, Scout Club, Gaulston function centre)
- 6 Forestville Memorial Hall
- 7 Forestville Community Art Centre and Library
- 8 Forestville RSL Club
- 9 Forestville Youth Centre
- 10 Forestville Senior Citizens Centre
- 11 Oxford Falls Peace Park Hall
- 12 Allambie Heights Community Hall
- 13 Allambie Heights Public Hall

Childcare

- 1 Making a difference (MAD) / Making a difference for Babies
- 2 Kindalin Early Childhood Learning
- 3 Rodborough Rd Children's Centre and Paisley Park Early Learning Centre
- 4 Greenwood French's Forest
- 5 The Forest Childcare Centre
- 6 Explore and develop Frenchs Forest Early Learning Centre
- 7 Little Bloomers Early Learning Centre
- 8 Belrose Children's Centre
- 9 St Stephens Belrose Kindergarten
- 10 Belrose Early Learning Centre
- 11 Cubbyhouse at Frenchs Forest
- 12 Mimosa Kids Preschool and Early Learning Centre

OSHC

- 1 Mimosa Out of School Hours Care

Schools

- 1 Frenchs Forest Public School
- 2 The Forest High School
- 3 Arranounbai School
- 4 Aspect Vern Barnett School
- 5 Forestville Public School
- 6 Davidson High School / Mimosa Public School
- 7 St Pius X College
- 8 Oxford Falls Grammar School
- 9 Beacon Hill Public School
- 10 Allambie Heights Public School

Residential Aged Care

- 1 Saint Davids / Living Care / Uniting Retirement Villages (x3)
- 2 Allambie Heights Village
- 3 Scalabrini Village

Shopping centres

- 1 Forest Way Shopping Centre
- 2 The Centre, Forestville
- 3 Glenrose Village
- 4 Allambie Heights shops

Restaurants and fast food

- 1 Skyline shops (KFC, Chinese, Thai, Fish and Chips)
- 2 Sorlie Rd Restaurants (Pizza Hut, Fu Kwai Chinese, Wild Clove Indian, Ramons)
- 3 Glen St Restaurants (Stella Blu Pizzeria, Ajmer's Indian)
- 4 Forestville Restaurants (Base and Burger, Chinese, Thai)

Pubs

- 1 Parkway Hotel
- 2 Belrose Hotel

Hotels / motels

- 1 Parkway Hotel

Small bars

Nil

Other

- 1 Warringah Community Markets
- 2 French's Forest Veterinary Hospital

Figure 8: Audit of Social Infrastructure (Source: Cred Consulting 2018)

4.2. POPULATION BENCHMARKING

Population benchmarking is one indicator (along with existing supply and capacity, population characteristics, and community engagement) to determine the supply of social infrastructure based on population forecasts.

Table 4 shows that based on benchmarks, the following would be required to support the future population of the FFPP, Structure Plan and district needs:

- 1 indoor leisure centre including up to 2.5 courts to support resident and worker needs of the Frenchs Forest suburb. Phase 1 population triggers provision of up to 1 indoor court. Advice from the Urban Design Team (CHROFI) is that the constrained FFPP site would allow for delivery of 1 indoor recreation centre with 2 indoor courts within a 2,300m² floor space. There may be opportunities to deliver additional recreational outcomes on the rooftop (eg. play, fitness, courts)
- 1,127m² of library floor space for Frenchs Forest suburb (323m² required for population of FFPP only)
- 1,926 m² of multipurpose community hub floor space for the suburb of Frenchs Forest (FFPP alone would require 374m² of local community centre floor space). If YOYOs was lost through redevelopment 216 m² additional floor space would be required. to cover loss of floor space at YOYOs)
- There are currently no aged care beds in Frenchs Forest,

which post delivery of the Structure Plan would require 264 beds

- 1 new primary school to support the future Structure Plan area, but also to address an existing unmet demand for up to 4 primary schools in the Frenchs Forest suburb (there is currently 1)
- 149 centre-based day care places (child care) to support the FFPP residents and workers. The Structure Plan will require 141 places for residents and 83 for workers. There are currently 88 places within the FFPP, and
- 31 Out of School Hours Care places for FFPP, 45 for Structure Plan and 481 for Frenchs Forest suburb. There is already an unmet demand in Frenchs Forest with only 150 places available. There are opportunities to address unmet demand through an OSHC facility within the proposed new primary school. Applying the benchmark of 0.27 places per child to the proposed 1,000 student primary school would indicated a demand for 270 OSHC places to be provided on site at the new primary school.

Table 4 - Social Infrastructure Benchmarking

Facility type	Benchmark (resident only)	FFPP (Phase 1) 4,684	Structure Plan Area 10,030	Frenchs Forest Suburb (post Structure Plan) 24,047	Current supply in Frenchs Forest suburb
Regional					
Indoor leisure centre (wet)	1: 30,000 to 60,000 people	NA	NA	0.9	1
Indoor leisure centre (dry)	1:50,000 to 100,000 people	NA	NA	0.5	0
Police Station	1 for every 108,000	NA	NA	NA	1 (in HSP)
TAFE	1 for every 300,000 to 500,000	NA	NA	NA	0
District					
Residential Aged Care	88 places per 1,000 70+	0	0	264 (3,074 aged 70+)	0
Library	39m ² per 1,000 (20 to 35,000)	323m ²	692m ²	1,127m ²	
Indoor courts	1:10,000	0.5	1.2	2.5	0
High School	1 government high school for 1,200 students	NA	NA	1	1 (to be relocated to Aquatic Centre site)

Multipurpose community centre (80m2 per 1,000)	1:20,000-30,000 people 80m2 per 1,000people	NA	0.5 802m2	1 1,926m2	0
Local/Neighbourhood					
Primary School	1 primary school for every 500 students	NA	0.5	5	1
Community centre	1:6,000-15,000people 80m2 per 1,000people	374m2	802m2	NA (district level)	1 (Yo Yos)
Centre based day care (under 5)	0.3 places per child ² aged 0 to 4 years + 1 place for every 75 workers	66 places residents 83 places workers = 149 places	141 places residents 83 places workers (FFPP)	338 places residents 83 places workers (FFPP)	88 in FFPP
Out of School Hours Care	0.27 places for every child 5 to 11 years ³ - 1,000 students in proposed school	31	45	481	150 places

4.3. BEST PRACTICE AND PRECEDENTS

Best practice considerations for community and cultural facilities include:

Multi-purpose and flexible spaces

Single purpose or standalone facilities are defined as being designed and built for one particular purpose or function, and to be used by one specific target group or service only. Single purpose facilities can be costly to maintain and often underutilised and under-activated. Current best practice in community facility design and provision is to provide a range of different functions, in the one building, in flexibly designed spaces that can be adapted depending on program or activity. The ability of facilities to be adapted and transformed in the future is important given the ongoing, cyclical nature of communities (particularly in relation to changes in demographic mix).

Intergenerational spaces

Current practice in provision of social and recreational infrastructure is to deliver multipurpose flexible space that can be adapted to suit the needs of a range of age groups, as opposed to single purpose and single generational spaces. Leading practice now steers away from providing separate facilities just for young people or older people, on the grounds of their under-utilisation for much of the time while young people are at school or work for example.

Co-locate services in one facility or as part of a community hub

Co-locating services within one facility involves shared or joint use of facilities and often the integrated delivery of some services. Co-location enables:

- Pooling of resources to provide better facilities
- The concentration of compatible services and facilities to create a community focal point
- Improved access and safety for users who can access a range of services at a single location
- More integrated and innovative delivery of services, and
- More efficient use of land, for instance through shared, rather than separate, parking areas.

Connected to public space, pedestrian and cycleways and public transport

Current best practice is that community facilities are accessible to the entire community by being centrally located and linked to the public domain. Connections to transport links, pedestrian and cycleways also support community access across all age groups and abilities and a sustainable and healthy community. Facilities should be co-located at activity nodes and on main streets, providing good access to residential populations, and contributing to a vibrant and safe street life.

² Based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3 days per week)

³ Based on National Usage rates in Australia of 27% all children accessing OSHC

Placemaking and community identity

Successful community facilities provide important gathering places for people and can be focal points for community activity and catalysts for social interaction. They are recognised as having the potential to contribute to the creation of vital public spaces that help engender a sense of place and distinctive community identity. A recent trend is designing community facilities that enhance the physical quality and appearance of public places, helping to reinforce a place's identity and making it a more attractive environment for people to gather and interact with each other.

Economic, social and environmental sustainability

Sustainable community facilities are increasingly being used to showcase sustainable building methods and design. Sustainable design of community facilities include newly constructed facilities or can be incorporated into building upgrades and renovations. An example of sustainability is adaptive reuse. The principle of adaptive reuse relates to not building something new unless there are no suitable options within the existing asset base that can be adapted or rejuvenated to meet the identified community needs for space. These projects can be on a grand scale such as the use of historic buildings for city libraries, or simple and low key. Customs House in Sydney, which has been adaptively reused to become a library, is a good example of how heritage buildings can be sensitively utilised as community facilities.

Connection to nature

There is a growing body of research that indicates that living in high-density housing can lead to a collective "nature deficit". There should be opportunities for residents to experience natural elements in their day to day lives including through "biophilic" architectural elements such as green walls and roofs, indoor plants and nature-inspired design elements such as the use of fractal patterns in materials, as well as through access to green space.

The Third Place

Increasingly, libraries are taking on a role as social hubs, sharing costs and some of the traditional functions of other social services and agencies. What is the third place? It is a library or community centre, learning commons or co-working space. In a community or campus building, the third place is the library. It provides social surroundings separate from the two usual social environments of home ("first place") and the workplace ("second place"). In the library planning world, the third place concept helps the project team search of answers. It helps develop the library space plan with spaces for students and co-workers – young and old.

Co-location within retail/commercial precincts

The co-location or combination of community facilities and services within retail and shopping centres plays a significant social and cultural role for local neighbourhoods and can act as a local destination to bring people into an area. Such centres can become the focus of the community's cultural, entertainment and social activities, building community cohesion. Co-location of retail and community facilities also provides environmental benefits by potentially reducing car-based travel where public transport is available to the centre, or by reducing the number of overall trips for shopping, recreation and other activities. Ultimately, optimising the use of local facilities including shopping centres can promote a more self-sustaining community.

Communal/private rooms within residential buildings

A high proportion of residents living in apartments indicates a demand for internal community facilities. Communal internal spaces are becoming more common within private developments: providing spaces for neighbourhood gatherings, book clubs and children's parties. Best practice is to locate these spaces near high activity areas (such as near the pool or garden). A study by the I.B Fell Housing Research Centre⁴ identified the importance of quality and accessible community spaces within apartment buildings. The Social Isolation in Residential Flats study identified that communal facilities should be welcoming, activated and stimulating, as such spaces are more likely to be used. Such places are likely to contain elements, which are perceived by users as:

- Useable and spacious, or a size adequate to suit likely resident demand
- Adaptable, providing spaces in which a range of activities can be taken, public and private, and accessible and inclusive to all
- Safe (during the day and the evening) and activated by the presence of activity generators, such as movement paths, gardening, fitness uses
- Stimulating and enjoyable and accounting for climate and amenity, and
- Encourage ownership of space through quality of design.

4 Social Isolation in Residential Flats, Faculty of Architecture, Design and Planning, The University of Sydney, 2012

4.4 KEY FINDINGS AND IMPLICATIONS

Table 5 provides a social infrastructure gap and needs analysis. Given that the vision for the Structure Plan is to locate social infrastructure within the Town Centre, the analysis includes needs resulting directly from the increased resident and worker population of the FFPP, but also potential to address existing unmet district level needs within the Structure Plan and the broader Frenchs Forest suburb area.

The FFPP is disconnected by major roads and therefore location of facilities within the Town Centre will support Council's sustainability aims, in particular a reduction in car trips to access social and recreational infrastructure in suburbs and centres outside of Frenchs Forest.

Table 5 - Frenchs Forest Social Infrastructure Gaps

Facility type	Hierarchy	Capacity	Functions	Needs Analysis
Library (co-located with multi-purpose community centre)	District	1,127m ²	Children's space Youth/student study space Tech space Co-working space Meeting/study rooms Community living room space/ third place	There is no library in Frenchs Forest currently or within 2km, however, planning benchmarks indicate demand for 1 district library in Frenchs Forest. The proposed Town Centre is an opportunity to address this existing gap. Forecast growth will increase Library will support the needs of residents of all age groups, workers and site visitors. Best practice is to co-locate libraries within a community hub with shared multi-purpose hall/meeting rooms/ program space.
Multipurpose community centre (co-located with library)	District	1,926m ² (80m ² per 1,000) + 216m ² if YOYOs floor space is lost through redevelopment	Flexible multipurpose activity rooms Large event hall (dividable) Kitchen suitable for private functions and birthday parties Foyer Storage facilities to support regular hirers Connected to outdoor space for community events and celebrations and to support use by children and young people	There is no existing multipurpose community centre in Frenchs Forest and benchmarks indicated demand for 1 district community centre. High density community's need access to hireable space to deliver and participate in community programs for all age groups including health, social, dance, arts, meetings; and spaces for family and community functions and events.
Primary School	Local	2ha/1,000 students	Existing under-supply of primary schools	Department of Education has identified an opportunity to relocate the Frenchs Forest Public School to within the Town Centre site. Current enrolments are 294 students. There is demand for additional primary school places the residents and workers of the FFPP, the Structure Plan, and an existing benchmarked undersupply of primary schools in the Frenchs Forest suburb. There are opportunities to locate the school in adjacent to open space proposed for the FFPP.

Out of School Hours Care	Local	270 places within new school	Out of School Hours Care facility co-located within primary school site.	<p>The FFPP will require around 270 OSHC places to support a 1,000 student school (based on 0.27 places per child).</p> <p>There is an existing undersupply of OSHC places in Frenchs Forest and across Sydney.</p> <p>OSHC can share open space with school but dedicated facility for programs will be required in line with NQF standards.</p>
Child Care	Local	149 for FFPP and 224 for Structure Plan area	Long day care	<p>FFPP requires 66 places for residents and 83 places for workers</p> <p>Structure Plan area requires 141 places for residents and 83 places for workers</p> <p>Best practice outcomes for children indicate quality centres would be no more than 90 places</p>
Indoor recreation centre	District	2 indoor courts 2,300m2	2 multipurpose indoor courts Fitness/gym	<p>While the FFPP itself does not trigger the need for an indoor recreation centre, the high number of residents and workers, and the lack of indoor courts or recreation centres locally and across the Northern Beaches LGA indicates an opportunity to deliver on this recreational infrastructure gap. Other indoor recreation centres across Sydney are highly utilised by workers before work, at lunchtime and after work.</p>
Communal rooms within residential buildings	Communal/ Residents only	Between 50m2 and 200m per room	1 communal room at podium or rooftop level within each building.	<p>Communal rooms build community cohesion and provide places for residents to connect outside of their apartments.</p> <p>Provision of communal rooms for activities such as music practice or get togethers also reduce noise impacts that can cause conflict between neighbours.</p> <p>Best practice is to locate communal rooms adjacent to public areas and open space.</p>

4.5. DELIVERY OF SOCIAL INFRASTRUCTURE

The FFPP at full development with a population of around 4,684 people will have the capacity to support local facilities. However, the Town Centre is located within the FFPP and this is part of the larger Structure Plan area with a forecast population of 10,030 people, and which has the potential to service the entire Frenchs Forest suburb. Therefore, there are opportunities to provide a range of both local and district community facilities within the FFPP. Key facilities to be delivered for the FFPP are a new primary school which should include Out of School Hours Care places for children aged 5 to 11 years, to address existing undersupply and forecast gap; a co-located multipurpose library and community centre that will service the FFPP but also the wider Frenchs Forest suburb/districts; centre-based day care places; and an indoor recreation centre that will support both residents and workers day and night.

The construction of the future social infrastructure could be through a combination of developer contributions, government and private provision. The school will be developed by Department of Education.

It is noted that only the cost of land for community centres can be levied by Developer Contributions.

WOOLLAHRA LIBRARY AT DOUBLE BAY

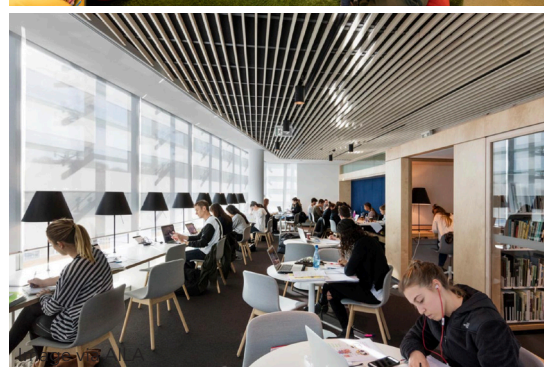
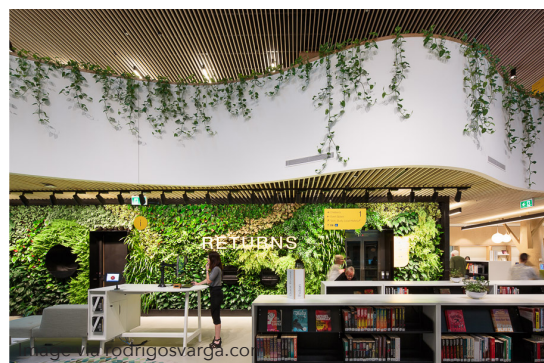
DETAILS	
Address	Double Bay, NSW
Architect	BVN Architecture
Year opened	2016
Size	2,300m ² GFA
Project Cost	\$12.6 million (\$5.5 million fit out)
Hierarchy	
Population	(LGA) 59,307 residents
Building owner	Council
Uses	
Library- ground floor	<ul style="list-style-type: none"> - level 1 - automated returns sorting - Multi-Function room - Quick Browsing Collection - Junior Library
"the forum"	<ul style="list-style-type: none"> - middle floor - multipurpose stair - eating, reading, and theatre seating for watching a movie on the retractable screen
Library lvl 2	<ul style="list-style-type: none"> - level 2 - location of most of the collection - multiple different sized reading and study spaces - dedicated young adult space
Top floor	<ul style="list-style-type: none"> - level 3 - dedicated quiet space - quiet room - series of study spaces - Fireplace?

Brief Elements:

- Designing the fit-out of a new library in a new retail/commercial building in double bay
- A vibrant community space with welcoming and interesting zones
- Must be accessible to the whole community
- Contextually appropriate
- A good balance between flexible study/reading spaces and collection (books)
- A variety of seating spaces for both individual and group studies
- Enabling a broad range of community activities, such as technology training, writer's talks, baby rhyme time, etc.
- Designing for future growth/change.

"Our library supports the lifelong learning needs of our community and our vision is 'connecting people and ideas'"

"In addition to a traditional Library collection of books, serials and audio-visual materials, we have a complimentary digital collection recognising the way people are learning is changing. The library facilitates community learning through informal training courses and community talks, and provides flexible spaces for group and personal study."



KING GEORGE V (KGV) RECREATION CENTRE

DETAILS	
Address	15 Cumberland St, The Rocks NSW 2000
Architect	Lippmann Partnership
Year built	1998
Size	Building approx: 3,045m ² (35m x 87m) plus approx 1,000m ² outdoor space
Hierarchy	unknown
Population	unknown catchment
Refurbishments / upgrades	no
Building owner	City of Sydney
Management model	unknown
USES	
Indoor hall / 2 x multi purpose courts	<p>This space can be set up to include:</p> <ul style="list-style-type: none"> - 2 international-sized basketball courts: 15 metres by 28 metres each. - Netting and rings can be raised to combine both court spaces into an area of 17 metres by 60 metres that can be used for special events. - 2 netball courts: 15 metres by 28 metres each. - 2 futsal spaces: 17 metres by 28 metres each. - 2 international-sized volleyball courts or 4 smaller volleyball courts: 8.5 metres by 17 metres. - 6 badminton courts: 6.1 metres by 13.4 metres.
Outdoor courts	<p>This multipurpose court has a synthetic grass surface with sand underlay. It can be set up for:</p> <ul style="list-style-type: none"> - futsal: 17 metres by 28 metres. - tennis
Group fitness room	This exercise space has a shock absorbent floor with mirrors along the walls. It is 7 metres by 14 metres.
Gym	
1 x multi purpose community room	The community room is equipped with a kitchenette and measures 7 metres by 15 metres.
Childrens play-ground	- private outdoor children's playground that is approximately 12 metres by 30 metres.
Other notes	- reported as being one of the most well utilised community recreation centres in Sydney and also close to / at capacity



5. RECOMMENDATIONS

5.1. INTRODUCTION

This report has considered the social and recreational infrastructure (buildings) that will be required to support population growth arising from the Structure Plan and that could be delivered within Phase 1 of the Structure Plan - the FFPP.

Relevant policies and objectives of the NSW Government, Greater Sydney Commission, and the Northern Beaches Council, as well as leading practice, have been reviewed to provide the guiding framework for the planning and provision of social infrastructure.

The study has considered the social context of Frenchs Forest suburb and the forecast population characteristics of the FFPP and the Structure Plan.

Existing human services, community and recreational facilities in and around the Structure Plan area and their capacity to absorb demand likely to be generated by future residents have been assessed. Existing infrastructure is limited within the currently low-density Frenchs Forest suburb. Key needs for the existing Frenchs Forest community include a district level library, multi-purpose community centre, aged care beds, indoor courts and recreation centre, and Out of School Hours Care. The forecast growth within the future high-density community of the FFPP will amplify a need to address these existing social infrastructure needs, and require additional services.

This can potentially help to reduce some types of demand for public facilities created by the increased population, and provide spaces away from the apartment for group and noisy activities (that may otherwise cause conflict between neighbours if space is not provided)

- Leverage the Greater Sydney Commission District Plan designation of Frenchs Forest as a health and education precinct by exploring how best practice health and education outcomes can be achieved in new high-density communities in NSW. This could also translate to the place vision/character e.g. discovery – wellbeing – resilience – learning – innovation - tech, and
- Fulfil the role of a Strategic Centre as well as providing for the local needs of both existing and incoming local residents and workers on site.

5.2. ACHIEVING SUSTAINABILITY

Provision of social infrastructure within the FFPP contributes to a socially sustainable environment and promotes a place that aims to:

- Provide new recreational infrastructure such as indoor multi-purpose courts and event spaces accessible to all residents, workers and visitors. Multi-purpose indoor courts should allow for cultural diversity in the future (badminton, table tennis, volleyball)
- Provide a new multi-purpose community hub and library (co-located) – potentially including study spaces, meeting rooms, indoor courts, community programmable rooms, co-working space, maker spaces – providing a new hub in the LGA and reducing car trips for residents currently having to travel outside the area. Best practice examples locate community hubs and libraries in town centres, fronting onto green or plaza open space for events and activity spill out and natural meeting places
- Provide communal social infrastructure such as community rooms within towers, and rooftop green space to support community connectivity and networks.

5.3. SOCIAL INFRASTRUCTURE RECOMMENDATIONS

Table 6 - Social infrastructure recommendations

Facility	Location	Size	Proposed strategy	Estimated cost	Responsibility
1 x district multi-purpose community centre	Town Centre	1,926m2 Catchment: 24,075 residents (+216m2 to replace YOYOs floor space if lost through redevelopment)	Delivered through VPA. 374m2 apportioned to FFPP & 802m2 apportioned to Structure Plan area.	\$6,000 to \$8,000 m2	Developer contribution, Council Developer delivered build and fit out Council managed
1 x district library	Town centre (co-located with library)	1,127m2 Catchment: 24,075 residents	Delivered through VPA. 323m2 apportioned to FFPP & 692m2 apportioned to Structure Plan area.	\$6,000 to \$8,000m2	Developer delivered build and fit out Council managed
1 x Indoor sports recreation centre with 2 indoor courts	Near open space, limited noise and traffic impacts	2,300m2 Catchment: 24,075 residents and between 2,110 and 4,110 workers over time	Delivered through Developer contributions. 447m2 apportioned to FFPP & 957m2 apportioned to Structure Plan area.	-	Developer Contribution, VPA, Council Council owned, managed through lease.
2 x maximum 90 place early education and care centre providing child care for children aged 0 to 5 years.	Within FFPP	As per regulations. A 90 place centre would require 1,082m2	Delivered through private sector/commercial floor space	-	Developer (privately delivered)
1,000 place public primary school	Within FFPP. Located adjacent to new open space	As per Department of Education Guidelines	Department of Education funded	NA	Department of Education
270 Out of School Care places	Co-located within new primary school	As per NSW Child Care Guidelines	Department of Education funded within school grounds	-	Department of Education
Residential Aged Care housing	Within FFPP	-	Delivered by private sector	-	Private sector
Communal social infrastructure (accessible to all residents living within the Structure Plan study area)					
Communal community program rooms within residential towers	Within residential buildings located at podium or rooftop	Between 50m and 200m	Through residential development	NA	Private sector